



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JANUARY 24, 2019
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31 p.m. Commissioner Livingston present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Cabrera
Commissioner Cummings
Commissioner Livingston
Commissioner Trimble
Commissioner Torres
Commissioner Uribe

COMMISSIONERS ABSENT:

Commissioner P. Hernandez
Commissioner Muñoz
Commissioner S. Hernandez

AGENDA

Commissioner Cummings read the rules into the record. Raul Garcia, Program Manager, for Planning & Inspections, read the revisions to the agenda into the record and noted that there are several revised staff reports.

***ACTION:** Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Cabrera, Cummings, Muñoz, Livingston Trimble, Uribe, and Torres

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner P. Hernandez, Muñoz, and S. Hernandez

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

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II. CONSENT AGENDA

ACTION: Motion made by Commissioner Trimble, seconded by Commissioner Uribe, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}).

Extension Request to Submit Recording Maps:

1. **PSEN18-00003:** Peyton Estates Unit Five - A portion of C.D. Stewart Survey No. 318, El Paso County, Texas
- Location: South of Rojas and East of Eastlake
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owner: Hunt Mission Ridge, LLC.
- Representative: H2O Terra
- District: ETJ (Extraterritorial Jurisdiction)
- Staff Contact: Santiago Vallejo, (915) 212-1561, vallejos@elpasotexas.gov
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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary:

2. **SUSU18-00103:** Painted Desert at Mission Ridge 3 – A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company Survey, El Paso County, Texas
- Location: North of Paseo Del Este and East of Darrington
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owner: Hunt Mission Ridge, LLC, and State of Texas G.L.O.
- Representative: CEA Group
- District: ETJ (Extraterritorial Jurisdiction)
- Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

Brenda Cantu, Planner, gave a presentation and noted that the applicant proposes to subdivide 16.21 acres of land into 51 single-family residential lots, one commercial lot and one public ponding area within the City's Extraterritorial Jurisdiction. Hunt Mission Ridge LLC is in the process of buying a portion of the proposed subdivision which should be completed after approval of the surveys by the Texas General Land Office Survey Department. Additionally, the applicant will be dedicating a small portion of land at the corner of Paseo Del Este Blvd., and Darrington Road for the proposed roadway improvements. The proposed improvements to Darrington Road will be completed by the County of El Paso as part of the 2013 El Paso County Comprehensive Mobility Plan which is scheduled to commence this year. This subdivision is being reviewed under the current subdivision code. Access to the proposed subdivision will be provided via Darrington Road and Paseo Del Este Boulevard. The Planning Division recommends approval of Painted Desert at Mission Ridge on major preliminary basis subject to the following condition:

- *Staff recommends that the City Plan Commission require the applicant to landscape the rear of all double frontage lots.*

Manuel Palma, with CEA Group, concurred with staff's recommendation.

ACTION: Motion made by Commissioner Trimble, seconded by Commissioner Cabrera, and unanimously carried to **APPROVE SUSU18-00103 WITH THE CONDITION STATED ON THE STAFF REPORT.**

Motion passed.

Major Combination:

3. **SUSU18-00092:** Ventura Estates – A portion of Tract 22, J.M. Jett Survey No. 155, City of El Paso, El Paso County, Texas
Location: North of Mesa and East of Doniphan
Existing Zoning: C-4 (Commercial)
Property Owner: 5044 Plus, LTD
Representative: Sitework Engineering
District: 1
Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

***ACTION:** Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **POSTPONE SUSU18-00092 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 7, 2019.**

Motion passed.

4. **SUSU18-00096:** Papas Subdivision – All of Tracts 24B, and 25B, A.F. Miller Survey No. 214, City of El Paso, El Paso County, Texas
Location: South of Mesa and West of Sunland Park
Existing Zoning: C-3/sp (Commercial / special permit)
Property Owner: El Paso 6315 North Mesa, LLC
Representative: CAD Consulting
District: 8
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Jim Henry, Senior Planner, gave a presentation and noted that the applicant proposes to subdivide .4926 acres into one lot. The applicant is requesting the following exception request: *To waive the requested 10' hike and bike and the sidewalk configuration along Mesa Street and to waive 1' landscape parkway along Mesa Street.* The existing structure will be demolished and a new structure will be constructed. Access to the subdivision is proposed from Mesa Street. This development is being reviewed under the current subdivision code. The Planning Division recommends approval of Papas Subdivision on a major combination basis and approval of the waiver.

The applicant was not present at the meeting.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to **APPROVE SUSU18-00096.**

Motion passed.

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5. **SUSU18-00109:** Aguilar Subdivision Unit II – All of Tract 1-B and a portion of Tract 6, Block 79, Township 3, Section 16, Texas and Pacific Railway Company Surveys, El Paso County, Texas
- Location: North of Pellicano and East of Joe Battle
- Existing Zoning: ETJ (Extraterritorial Jurisdiction)
- Property Owners: Pellicano and Loop 375, LLC
- Representative: SLI Engineering
- District: ETJ (Extraterritorial Jurisdiction)
- Staff Contact: Jim Henry, (915) 212-1608, henryji@elpasotexas.gov
- POSTPONED FROM JANUARY 17, 2019**

Jim Henry, Senior Planner, gave a presentation and noted that the applicant proposes to subdivide 21.67 acres of vacant land into one commercial lot. This subdivision is located within the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within an area of potential annexation by the City. Access to the proposed subdivision will be provided via Pellicano Drive and Joe Battle Blvd. This subdivision is being reviewed under the current subdivision code. The applicant is requesting the following waivers: *To waive 1' of landscape parkway along Pellicano Drive, and to waive the construction and dedication of the applicant's proportionate share of ROW of a non-residential collector, required per the City's Master Thoroughfare Plan.* The Planning Division recommends approval of Aguilar Subdivision Unit II on a major combination basis with the following conditions:

- *That prior to the recording of the final plat, the City and TXDot must approve the applicant's Traffic Impact analysis; if mitigation is required, it shall be addressed prior to the recording of the final plat, and*
- *Prior to the recording of the final plat, the design and the installation of the new sewer main serving the property be finalized.*

Georges Halloul, with SLI Engineering, concurred with staff's comments.

ACTION: Motion made by Commissioner Torres, seconded by Commissioner Cummings, and unanimously carried to **APPROVE SUSU18-00109 WITH THE CONDITIONS STATED ON THE STAFF REPORT.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

6. **SUSU17-00030:** Linda Vista Gardens Replat B – A replat of Lot 18, Block 2, Linda Vista Gardens, City of El Paso, El Paso County, Texas
Location: North of North Loop and East of Emerson
Existing Zoning: R-4/sc (Residential / special condition)
Property Owners: Julio Reyes and Rosa G. Reyes
Representative: Sitework Engineering
District: 7
Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
POSTPONED FROM OCTOBER 18, AND NOVEMBER 15, 2018

***ACTION:** Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **POSTPONE SUSU17-00030 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 21, 2019.**

Motion passed.
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7. **SUSU18-00099:** Baginski Subdivision – A portion of Lot A, Block 5, Coronado Country Club Estates and Lot 5-A, save and except the South 12 feet, Block 5, Coronado Country Club Estates Replat, an addition to the City of El Paso, El Paso County Texas
Location: East of Shadow Mountain and North of Thunderbird
Existing Zoning: R-3 (Residential)
Property Owner: Adam Baginski
Representative: Millot Engineering
District: 1
Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
POSTPONED FROM JANUARY 10, 2019

***ACTION:** Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **POSTPONE SUSU18-00099 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 7, 2019.**

Motion passed.
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8. **SUSU18-00102:** Emerald Park Estates Unit 2 Replat - A replat of Lot 51, Block 3, Emerald Park Unit 2, and a portion of C. D. Steward Survey No. 320, El Paso County, Texas
Location: South of Eastlake and West of Darrington
Existing Zoning: n/a
Property Owner: Town of Horizon City and Hunt Emeralds, LLC
Representative: TRE & Associates
District: ETJ (Extra Territorial Jurisdiction)
Staff Contact: Karina Brasgalla, (915) 212-1604, brasgallakx@elpasotexas.gov

Karina Brasgalla, Planner, gave a presentation and noted that the applicant proposes to resubdivide 0.226 acres of land to extend Ryderwood Avenue to connect with Emerald Pass Avenue. The remaining portion of land will be dedicated Open Space maintained by the Paseo Del Este Municipal Utility District. There is an existing residential building on the lot to be demolished. This subdivision is being reviewed under the former subdivision code. The applicant is requesting a modification to allow a 60' ROW with 36' of pavement, a 12' parkway to include a 5' sidewalk. The Planning Division received one phone call of inquiry but no communication in

support or opposition to this request. The Planning Division recommends approval of the modification request and approval of Emerald Park Unit 2 Replat on a resubdivision combination basis.

Ricardo Felix, with TRE & Associates, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to **APPROVE SUSU18-00102**.

Motion passed.

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9. **SUSU18-00105:** Sunrise Acres No. 1 Replat H – A portion of Tract 126, Sunrise Acres No. 1, City of El Paso, El Paso County, Texas
Location: North of Hercules and West of I-54
Existing Zoning: R-4 (Residential)
Property Owners: Miguel De La Riva and Scott E. & Tanya J. Worley
Representative: Dorado Engineering, Inc.
District: 2
Staff Contact: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov
POSTPONED FROM JANUARY 10, 2019

***ACTION:** Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **POSTPONE SUSU18-00105 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 7, 2019**.

Motion passed.

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10. **SUSU18-00107:** Diamantina IV Subdivision - The North 1/2 of Tract 164 and the North 88 Feet of Tract 165, Sunrise Acres No. 2, City of El Paso, El Paso County, Texas
Location: South of Hercules and East of Dyer
Existing Zoning: R-4 (Residential)
Property Owner: Casas Diamantina
Representative: CAD Consulting Co.
District: 2
Staff Contact: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

Jovani Francia, Planner, gave a presentation and noted that the applicant proposes to resubdivide .7686 acres into three lots. The purpose of the replat is to create three lots from one existing parcel. Access to the subdivision is from Atlas Ave and Pandora Street. This development is being reviewed under the current subdivision code. The Planning Division received one phone call inquiring about the subdivision but no communication in support or opposition to this request was received. The Planning Division recommends approval of Diamantina IV Subdivision on a resubdivision combination basis.

Dan Alderete, owner of Casas Diamantina, concurred with staff's comments.

Commissioner Livingston asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Torres, and unanimously carried to **APPROVE SUSU18-00107.**

Motion passed.

Other Business:

11. Discussion and action on the City Plan Commission minutes for:
a. January 10, 2019

ACTION: Motion made by Commissioner Cabrera, seconded by Commissioner Torres, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JANUARY 10, 2019.**

Motion passed.

12. CPC Business Items:
a. Election of Officers (Chair, First Chair, Second Chair)

1ST MOTION:

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Cabrera, and unanimously carried to **NOMINATE MARGARET LIVINGSTON AS CHAIR FOR THE CITY PLAN COMMISSION MEETINGS.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Livingston, seconded by Commissioner Uribe, and unanimously carried to **NOMINATE PATRICK HERNANDEZ AS 1ST CHAIR AND SAMUEL TRIMBLE AS 2ND CHAIR FOR THE CITY PLAN COMMISSION MEETINGS.**

Motion passed.

13. Planning Report:
a. Training Material

Philip Etiwe, Director for Planning & Inspections Department, noted that there will be more hands on trainings for the commission. These trainings will be approximately an hour long and will be scheduled when there is a short agenda. They will be more interactive so the commission can ask questions and provide feedback. Reading materials will also be provided to the commission. He encouraged the commission to read whatever articles are provided to them.

ADJOURNMENT:

Motion made by Commissioner Trimble, seconded by Commissioner Cummings, and unanimously carried to adjourn the meeting at 1:56 p.m.

Approved as to form:

Philip Etiwe, City Plan Commission Executive Secretary

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